

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 22, 1967

Appeal No. 8864 International Institute of Interior Design,
appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried,
the following Order was entered at the meeting of the Board on
November 30, 1967.

EFFECTIVE DATE OF AMENDMENT - Dec. 6, 1967

ORDERED:

That the Order of the Board effective May 2, 1967 granting
permission to establish a private professional school of interior
design and for a variance from the provisions of Section 7202.1
waiving parking requirements for said school at 2225 R Street,
NW., lots 810 and 812, square 2516, be amended as follows:

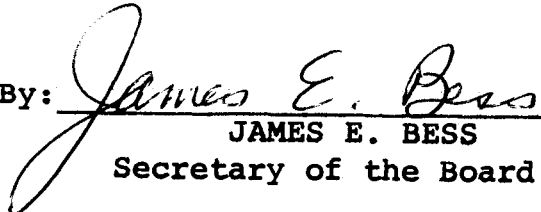
That condition (d) of the Order be amended to read:

That appellant may place an addition to the por-
tion of the building that is used for residential
purposes by enclosing the front porch.

This amendment does not alter any other terms in the Board's
Order effective May 2, 1967.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
JAMES E. BESS
Secretary of the Board

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- August 24, 1966

Appeal No. 8864 International Institute of Interior Design,
appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Samuel Scrivener, Jr. dissenting, the following Order was entered at the meeting of the Board on March 28, 1967.

EFFECTIVE DATE OF ORDER - May 2, 1967

ORDERED:

That the appeal for permission to establish a private professional school of interior design and for a variance from the provisions of Section 7202.1 waive parking requirements for said school at 2225 R Street, NW., lots 810 and 812, square 2516, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-3 District.
- (2) There are nine embassy or chancery uses in the 2200 block of R Street, NW. The entire side of the block of R Street on which the subject property is located is devoted to chancery or embassy uses.
- (3) Directly across the street from the subject property are the American Society of International Law and two chanceries. Directly behind the subject property are a series of single-family row houses located on Decatur Place.
- (4) The Board has considered appeals to establish a provate school of interior design at this location on three previous occasions. Appeal No. 7675 was denied on June 2, 1964; Appeal No. 8027 was denied February 9, 1965 (rehearing denied February 18, 1965); Appeal No. i8789 was denied without prejudice July 18, 1966.

(5) On November 27, 1966, the Board, without written order, granted the appellant permission to use the premises for the home of the president of the school and to house administrative offices for the school. The present Order of the Board extends the use granted to include the uses set forth with the restrictions indicated.

(6) The Board has also heard appeals of the International Institute of Interior Design regarding property at 2130 Florida Avenue, NW. and 2010 Massachusetts Avenue, NW. In each of these cases, the appellant was granted permission to use the respective premises as a private school of interior design.

(7) Appellant has four (4) parking spaces at the front of the subject building which are used to accommodate teachers. In addition, there are parking facilities at the 2010 Massachusetts Avenue location, three blocks from the subject building.

(8) Opposition to the granting of this appeal was registered at the public hearing. The file also contains letters and petitions expressing opposition. The principal opposition is by owners and tenants of the Decatur Place houses which are directly behind the subject property. Aside from general disapproval and reference to the parking problem, the major items of objection voiced were with regard to proposed changes in the exterior of the building and to lights used by the school which emanate from the rear of the building.

(9) Opponents to the granting of this appeal joined the appellant in requesting that the parking requirement be waived if the Board granted the appeal.

OPINION:

In the opinion of the Board, the International Institute of Interior Design qualified as a private school within the meaning of that term as used in Section 3101.42 of the Zoning Regulations. Further, the Board finds that, with the restrictions set forth in this Order, the school is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or other objectionable conditions. In addition, we conclude that the small number of students driving to the school and the number actually utilizing the subject property, the parking facilities available should be sufficient for their accommodation. However, we waive the parking requirement for the subject premises.

This Order shall be subject to the following conditions:

- (a) Only students who have been registered students at the International Institute of Interior Design for more than one year or are advanced students graduated from other institutions of high learning shall use the Institutes' premises at 2225 R St., NW.
- (b) The facilities at 2225 R Street, NW. are restricted in hours of operation from 8:00 a.m. to 10:00 p.m. and use of the building shall be limited to a total of twenty-five (25) students at any one time.
- (c) Classes after 6:30 p.m. may be held only on Mondays, Tuesdays, Wednesdays and Thursdays.
- (d) No external architectural changes are to be made to the subject building.
- (e) Lights emanating from the rear of the building on the third and fourth floors must be shielded from the view of the neighbors to the rear of the subject property.